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Construction and Environmental Management Plan (C.E.M.P)

Moriah College

1-3 Queens Park Rd & 101 York Rd Waverly NSW 2022

Project No: BN1114

Rev 0 – 19 January 2026

Record of revisions of HSE Site Management Plan

Edition Revision	Date	Section	Page	Revision Details
0	19.01.2026	All	All	Draft edition for review

References

This C.E.M.P has been developed to address the State Significant Development SSD-10352-Mod-1 and is in accordance with Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).

Condition	Description	Location in Document
E12	Construction Environmental Management Plan to include: i. Hours of work; ii. 24-hour contact details of site manager; iii. Management of dust and odour to protect the amenity of the neighbourhood; iv. Stormwater control and discharge; v. Measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; vi. External lighting in compliance with AS4282-2019 Control of the obtrusive effects of outdoor lighting; and vii. Community consultation and complaints handling as set out in the Community Communication Strategy required by condition E9	Section 1 Appendix A
(b)	Construction Traffic and Pedestrian Management Sub-Plan (see condition 14);	Section 2 and Appendix B
(c)	Construction Noise and Vibration Management Sub-Plan (see condition E15);	Section 3 and Appendix C
(d)	Construction Waste Management Sub-Plan (see condition E16);	Section 4 and Appendix D
(e)	Construction Soil and Water Management Sub-Plan (see condition E17);	Appendix E
(f)	An unexpected finds protocol for contamination and associated communications procedure;	Section 6
(g)	An unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and	Section 7
(h)	Waste classification (for materials to be removed) and validation (for materials to remain) to be undertaken to confirm the contamination status in these areas of the site.	Section 8

Contents

Preface

This is a Construction Environmental Management Plan (CEMP) created by Buildcorp Group Pty Ltd (Buildcorp) for the Moriah College Building Fund.

Buildcorp operates an Environmental Management System which complies with the requirements of ISO 14001:2015 for the provision of building construction services including design and construction management, construction management and project management.

This CEMP was prepared in accordance with the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020) and the management of this project will also be guided by the requirements of ISO14001:2015.

As per Condition 13, this project will be developed in stages and this CEMP specifically targets the Enabling Works portion of the development, which is the first of three substages to be completed. This document will be required to be updated prior to the commencement of subsequent sub-stage 2.

1 Project Details

To satisfy SSD-10352 Condition E12, the project details for Moriah College include:

i. Hours of Work:

As per SSD-10352 Condition F7, the hours of works are:

a) Between 7am – 6pm, Mondays to Fridays inclusive; and 8am – 5pm Saturdays
b) No work may be carried out on Sundays or public holidays.

ii. 24-hour contact details of the Site Supervisor
a) Refer to construction site noticeboard for contact information

iii. Management of dust and odour to protect the amenity of the neighbourhood.
a) Dust control and air quality is maintained during construction, by/ in accordance with:
i. Stockpiles are kept damp, (unless water restrictions apply).
ii. Unsealed areas are kept damp when vehicle movements over these areas are required (unless water restrictions apply).
iii. Roadways are kept clean.
iv. Materials transported in open trucks are covered to prevent the generation of dust.
v. Equipment powered by internal combustion engines are maintained properly and serviced regularly to prevent the discharge of excessive pollutants, including smoke and/or toxic fumes or odours.
vi. Exhausts and ductwork from equipment are located away from air intakes, windows, enclosed areas and public areas.
vii. Perimeter fencing is covered with a shade cloth, where required, to prevent dust blowing outside the construction site.
viii. Materials are only cut in designated areas, set away from boundaries and public areas, with adequate dust (and noise) suppression. Where cutting needs to occur in-situ, localised dust suppression measures must be used.
ix. Checking weather reports daily to enable action to be taken when high winds are predicted.
x. Prohibiting the burning of timber and other combustible materials.

iv. Stormwater control and discharge
a) The location of stormwater discharge during construction will occur via both existing stormwater pit and pipe infrastructure and overland flow directed to the south border of the site onto York Road, where it will drain into existing kerb inlet pits. Wire mesh and gravel sediment filter traps are to be implemented to all kerb inlet pits on York Road and Baronga Avenue.
b) Please refer to Appendix E for further information.

v. Measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site,
a) Cattle grids will be set up at the entry/exit gate on York Road to encourage materials on wheels to fall loose before entering the road. If materials remain, wheel washing will be carried out.

vi. External lighting
a) All external lighting will be designed, constructed and certified in compliance with AS 4282-2019 - Control of the obtrusive effects of outdoor lighting.

vii. Community Consultation
a) Please refer to Appendix A for the Community consultation and complaints handling as set out in the Community Consultation Strategy required by Condition C9 of the Conditions of Consent for Stage 1 of the Moriah College Redevelopment (SSD-10352)

2 Construction Traffic and Pedestrian Management Sub-Plan

Introduction to Construction Traffic and Pedestrian Management:

Buildcorp has engaged The Transport Planning Partnership (TTPP) to prepare this Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) for the Moriah College Redevelopment – Stage 1 construction works. This CTPMSP is to satisfy Condition E14 of the consolidated consent of the State Significant Development (SSD-10352-Mod-1).

This sub-plan document can be in **Appendix B**. A detailed summary is provided below:

Measures to Ensure Road and Pedestrian Safety During Construction:

- **Works Zone:** A Works Zone will be required on York Road Ave for the Enabling Works and is located directly in front of the works which has been developed in consultation with Waverly Council.
- **Construction Vehicle Movements:** Licenced traffic controllers will manage the ingress and egress of all vehicles and advanced warning/directional signage will be placed around the construction site to direct delivery/construction vehicles to the site and inform other vehicles of upcoming works. To prevent the hold of traffic or endangerment of pedestrians/cyclists, construction vehicle drivers entering site will giving way to pedestrians, cyclists and buses before entering/exiting site. All construction vehicles will be issued with the Construction Traffic and Pedestrian Management Plan and follow the nominated routes as required.
- **Vehicles Departing Site:** all vehicles exiting the site will be loaded to their prescribed weight limits, tarpaulins (or such will be used to cover trucks before departure and will be free of mud or debris.
- **Construction Vehicles and Plant:** The loading and unloading of materials and parking of plant or equipment will occur within the construction site and within the construction Works Zone.
- **Speed of Construction Vehicles:** On all public roads, construction vehicle drivers are required to follow the posted speed limits. Drivers are also advised to proceed at 40km/h when approaching Moriah School and/or buses. The speed of vehicles is to be adjusted to suit weather conditions and road environment in compliance with the Australian road rules and regulations.
- **Fencing, Barriers, Hoarding:** Class A hoarding will be installed around the perimeter of the construction site to prevent unauthorised access. Signage will be displayed nominating project name and address, 24hr contact details and advising unauthorised access to the site is prohibited.
- **Traffic Controllers:** Traffic controller(s) will control construction vehicles entering and exiting the site to maintain the safety of the public, aided by the Work Zone on Baronga & sliding gates.

Measures to Ensure Student Safety During Construction:

- **Fencing, barriers, hoarding:** noting that the construction site is in the school grounds, Class 2A hoarding will be installed to prevent unauthorised access into the construction site. Signage indicating the designated site entry point will be located around the perimeter of the site to direct workers to the nominated entry gate on Baronga Ave. This will prevent workers from accessing site via the school grounds.

Heavy Vehicle Movements:

- Heavy Vehicle movements to and from site onto York Road and Baronga Ave will be restricted between 8am-9:30am and 2:30pm-4pm on school days to minimise potential conflict with buses during peak hours where possible. Approval from Waverly Council will be sought for concrete pour days as these vehicle movements cannot be restricted. Notification of construction activities which will occurring with the peak school hours (8am9:30am and 2:30pm-4pm) will be sent to affected residents prior to the commencement of activities or as soon as it is practicable afterwards. Heavy Vehicle movement routes have been nominated in the Construction Traffic and Pedestrian Management Plan and access into the construction site will be via York Rd, and two exits will be provided. The first exit is located on York Rd and the second is location at the northern most part of the site, for easy access into the site sheds. The loading and unloading of materials and parking of construction vehicles will be always kept within the site and work zone.

3 Construction Noise and Vibration Management Sub-Plan

Introduction to Noise and Vibration Management:
JHA Consulting Engineers has been engaged by Buildcorp to provide a Construction Noise and Vibration Management Plan (CNVMP) for the construction works to for the new Moriah College Redevelopment on Lot 3 DP 701512 (3 Queens Park Road) and Lot 22 DP 879582 (101 York Road) in Queens Park, NSW. The development has been approved under State Significant Development Application (SSD 10352), and this CNVMP addresses Consent Condition E15, E12[c], F15, F18, F19 and F20.

The information provided in this Noise and Vibration control plan relates to the way(s) in which controls are to be implement and managed to reduce noise and vibration as much as reasonably and practicably possible.

This sub-plan document can be in **Appendix C**. A detailed summary is provided below:

Construction Noise and Vibration Mitigation Measures:
Without mitigation, noise levels from construction activities have been predicted to exceed the noise management levels nominated in the guidelines at some surrounding receivers. Therefore, noise control measures are recommended to ensure that noise is reduced where feasible.

The following project-specific mitigation measures are recommended:

- Selection of quietest construction equipment where feasible;
- **Localised treatment** such as barriers, and such around fixed plant, such as pumps, generators etc
- **Plant Noise Audit** – Noise emission levels of all critical items of mobile plant and equipment should be checked for compliance with noise limits appropriate to those items prior to the equipment going into regular service. To this end, testing should be established with the contractor.
- **Operator Instruction –** Operators should be trained to raise their awareness of potential noise problems and to increase their use of techniques to minimise noise emission.
- **Equipment Selection –** All fixed plant at the work sites should be appropriately selected, and were fitted with silencers, acoustical enclosures, and other noise attenuation measures to ensure that the total noise emission from each work site complies with EPA guidelines.
- **Site Noise Planning –** Where practical, the layout and positioning of noise-producing plant and activities on each work site should be optimised to minimise noise emission levels.
- **Effects on the School –** When practical, the following measures can be adopted to reduce the effects of noise and vibration on the operational school.
    - Closing of classroom windows
    - Schedule noisy works during school holidays (where feasible)

Noise Control Plan:
To ensure that all site personnel adequately control noise creation and levels, Buildcorp will monitor the work of Trade Subcontractors by:

- Educating and making trade subcontractors aware of the importance of minimizing noise and vibration;
- Making this Noise and Vibration Management Plan readily available to all trade subcontractors during the construction works;
- Inspecting site works and paying specific attention to activities which directly result in noise and vibration;
- Ensuring noisy and vibratory works are undertaken during specified times only;
- Acting in accordance with the information previously shown
- Incorporating noise and vibration management into daily pre-start meetings and weekly toolbox talks (on a needs basis).

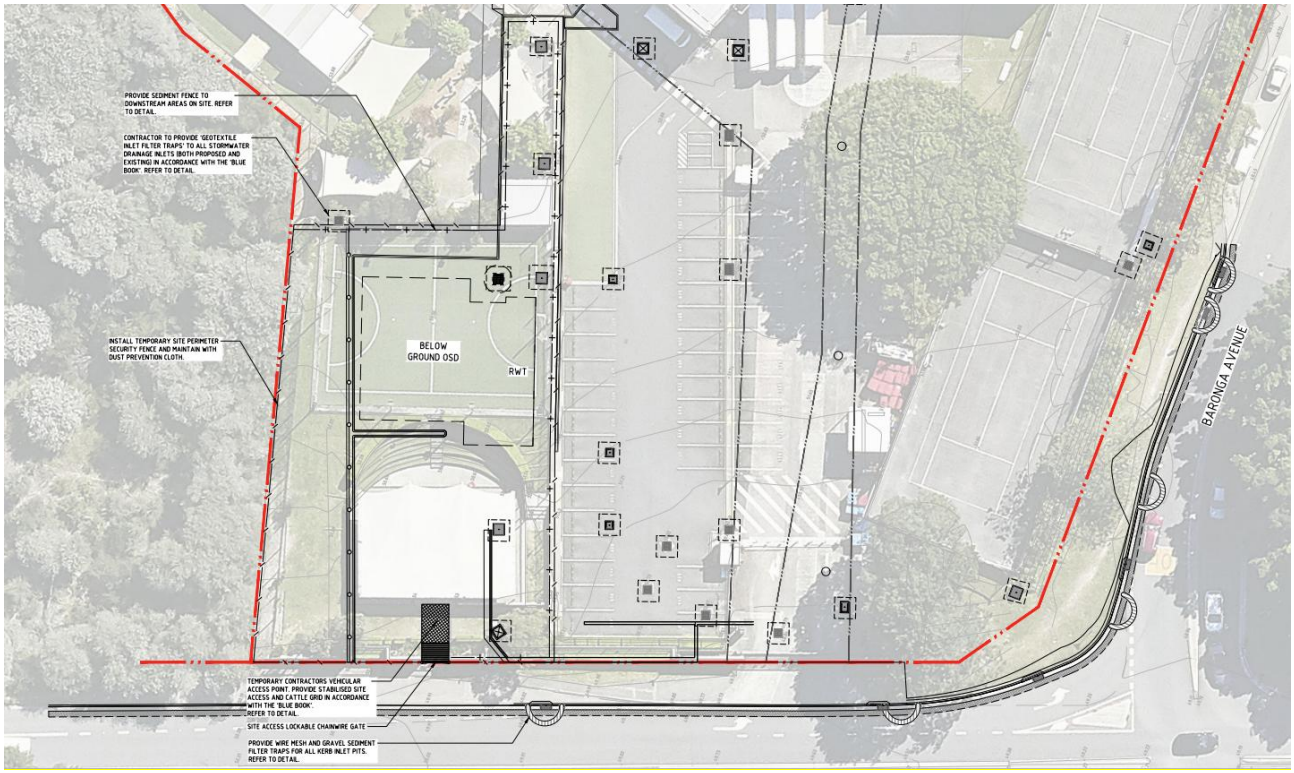
Noise and Vibration Monitoring:

- Buildcorp is responsible for implementing this Construction Noise and Vibration Management Plan and ensuring that all reasonable measures are implemented to minimize the generation of excessive noise and vibration levels from the site to sensitive receiver locations.

4 Construction Soil & Water Management Sub-Plan

Introduction to Soil and Water Management:
A construction soil and water management plan has been developed by Northrop Civil and is to be incorporated into this project, as per the below excerpt from Northrop Civil, ''Sediment and Soil Erosion Control Plan and Details'' Drawing No. C02.01 and C02.11. All works will be carried out in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004)

This sub-plan document can be **in Appendix E**. A detailed summary is provided below:



Measures to Manage Stormwater and Flood Flows:
The following measures will be implemented to manage stormwater and flood flows for small and large sized events:

- Controlling erosion and managing stormwater during construction works is achieved by/ carried outline accordance with:
- Assessing all drains, gutters and areas upon which water may collect and implementing control measures using a Sediment Control Plan.
- Identifying where the natural falls of the site are and ensuring that sediment filters such as straw bales filters, gravel surface barriers, sandbags, pit baskets or geo-textile mesh screens are installed at runoff points, remain effective and are maintained during construction (to Council requirements).
- Sediment controls and practices are maintained during the project. Sediment controls are adhered to as per council and water catchment requirements.
- Cleaning rumble grids as required. Filtering water run-off from cleaning the grid must be filtered before exiting the site.
- Retaining natural vegetation to absorb water flows and to minimise dust. Ensure that revegetation occurs as soon as possible after the completion of works.
- Ensuring that waste materials such as paint, concrete slurries and chemicals are not discharged into stormwater drain. Facilities are provided to enable paint brushes, rollers and spray equipment are cleaned without discharge of by-product into the stormwater system.
- Wastewater is collected and treated from concrete or tile cutting, by connecting to a wash-down system.

5 Unexpected Finds Protocol for Contamination

All site personnel are to be inducted into and made aware of their responsibilities under the UFP, which should be included or references in the Contractors Environmental Management Plan.

Residual hazards that may exist at the site would generally be expected to be detectable through visual or olfactory means. All site personnel are required to report unexpected signs of environmental concern to the Site Manager if observed during their works e.g., asbestos contamination, presence of potential unexploded ordinance, unnatural staining, potential contamination sources (such as buried drums or tanks) or chemical spills.

In the event of an unexpected asbestos find, all work in the immediate vicinity should cease and the client should be contacted immediately;

i. Temporary barricades should be erected to isolate the area from access to the public and workers;
ii. A qualified occupational hygienist and/or asbestos consultant should be contacted (preferably the validation consultant will have an in-house hygienist or asbestos assessor);
iii. The client should engage an environmental consultant to attend the site and assess the extent of remediation that may be required and/or adequately characterise the contamination to allow for cap and containment of the material;
iv. If remediation is required, the procedures outlined within this report should be adopted where appropriate, alternatively a RAP should be prepared;
v. An additional sampling and analytical rationale should be established by the consultant and should be implemented with reference to the relevant guideline documents; and
vi. Appropriate validation

In the event of potential unexploded or chemical find, all work in the immediate vicinity should cease and the client should be contacted immediately;

vii. Stop work in the affected area and ensure the area is barricaded to prevent unauthorised access;
viii. Notify authorities needed to obtain emergency response for any health or environmental concerns (e.g., fire brigade);
ix. Notify the Principal's Representative of the occurrence;
x. Notify any of the authorities that the Contractor is legally / contractually required to notify (e.g., EPA, Council); and
xi. Notify the Environmental Consultant.

The Principal's Representative is to notify any of the authorities which the principal is legally / contractually required to notify (e.g. EPA, Council). Where appropriate the Principal's Representative will also implement appropriate community consultation in accordance with a Communications Plan.

The Environmental Consultant will assess the extent and significance of the find and develop an investigation, remediation or management approach using (where possible) the principles and procedures already outlined in the RAP. Where a Site Auditor is involved, the proposed approach will be discussed and agreed with the Site Auditor prior to implementation.

6 Unexpected Finds Protocol for Aboriginal and non-Aboriginal Heritage

Condition of consent E22, requires archaeological monitoring and subsurface test excavation to be undertaken on the site. Following the completion of these works, and clearance from archaeological and associated authorities of the site the unexpected finds protocol will then be enacted in accordance with condition of consent F27 and F28.

Based on the findings of the Aboriginal Cultural Heritage Assessment (ACHA), the following is recommended:

Works may proceed with caution:
General measures will need to be undertaken to ensure unexpected finds of Aboriginal sites or objects are not harmed. These general measures include:

- Aboriginal objects are protected under the National Parks and Wildlife (NPW) Act regardless of if they are registered on Aboriginal Heritage Information Management Sydney (AHIMS) or not.
- If suspected Aboriginal objects, such as stone artefacts are located during future works, works must cease in the affected area and an archaeologist called in to assess the finds.
- If the finds are found to be Aboriginal objects, the Office of Environment and Heritage (OEH) must be notified under section 89A of the NPW Act. Appropriate management and avoidance or approval under a section 90
- AHIP should then be sought if Aboriginal objects are to be moved or harmed.
- In the extremely unlikely event that human remains are found, works should immediately cease and NSW
- Police should be contacted. If the remains are suspected to be Aboriginal, the OEH may also be contacted at this time to assist in determining appropriate management.

HSE Site Emergency Procedures

Buildcorp

Emergency Procedure – HERITAGE FIND

Project Name:	***Moriah***		
Emergency number:	**000**		
Site Manager:	***Waka Naera***	**Mobile**	***TBC***
Project Engineer:	***Letesha Goble***	**Mobile**	***0409 348 484***
Project Manager	***Nick Zambounis***	**Mobile**	***0422 094 161***
Site Location:	***Address 1-3 Queens Park Rd & 101 York Rd Waverly NSW 2022***		

Immediate Response

The preferred method of calling for help is via Radio or Mobile Phone

In an emergency call ***Letesha Goble 0409 348 484*** or any other person on this list above

Personnel at scene or discovering the incident

- Raise the alarm via radio or mobile phone, contact the Site Manager/Project Supervisor
- Stop all excavation or disturbance to the area
- Carry out all instructions given by Buildcorp personnel

Site Manager/ Project Supervisor

- Barricade off the area to ensure it remains undisturbed
- Notify the Project Manager and HS&E Department
- Ensure that the incident is handled in accordance with Buildcorp policy and legal requirements

Project Manager

- Ensure that the area remains undisturbed
- Notify Buildcorp management
- Notify Heritage Council of NSW (for historic non Aboriginal relics) or the National Parks and Wildlife Service (for any Aboriginal Relics)
- Ensure that the incident is handled in accordance with Buildcorp policy and legal requirements

7 Waste Classification and Validation Management

The Construction Waste Management Sub-Plan (CWMSP)This sub-plan document can be **in Appendix D**. This sub-plan is in accordance with Condition E16, E23 and F29 – F33.

A detailed summary is provided below:

Waste Management - Demolition
Where possible, demolition of the remaining components of the existing building is carried out in a manner to maximise reuse or recycling.

Prior to demolition works commencing, a hazardous materials survey of the site will be undertaken. Should any classified material be identified a specialist subcontractor will be engaged to remove the waste. These materials are to be disposed of in accordance with Authority requirements. Any materials to be demolished which are not identified as hazardous should be placed in the provided construction waste skip bins which will then be collected by the approved subcontractor for sorting and disposal.

Waste Management Contamination
Further to DSI dated 09.01.2026 there is no contamination that is located within the site. Any suspected contamination to be managed under the unexpected finds protocol which can be found the HSE Emergency Procedures Plan.

Waste Management – Excavation Fill Material
Any fill materials identified requiring excavation within the site footprint should be reused, where suitable, on the site as part of the site engineering or landscaping work. Excess or contaminated excavation fill is to be removed off site and classified in accordance with relevant authorities.

To ensure the fill is being taken to the correct landfill the subcontractor transporting the waste should provide details of the landfill site, the EPA licence details and confirmation that landfill is authorised to receive that waste. Trucking docket records are to be kept on site to check that fill is going to the nominated landfills.

Waste Management – Recycling
Aussie Skips offers a complete, comprehensive solution to the management and recycling of wastes to assure compliance with clients' waste management policy.

Aussie Skips Recycling Centre's combine bin storage, waste collection, waste recycling and waste transfer to service the building and construction industry and domestic waste management needs in New South Wales.

Table 3.9. Waste Processing Facilities audit results criteria one.

Waste Processing / Recycling Facilities included in audit	Development consent on file and sighted (Y/N)?	Environment Protection Licence on file and sighted (Y/N)?	Recovery recovery activities comply with Development Consent and EPA Licence (if required)?	Fully compliant with Green Star Waste Processing Facilities: Criteria One audit?
Aussie Recycling, Strathfield South	Yes - DA2020.250.5	Yes - current EPL 20885	Y	Y
Brandown Recycling Yard, Kemps Creek	Yes - DA341/96	Yes - EPLs 5186 and 12618	Y	Y
Benedict Recycling, Chipping Norton	Yes - DA/1993/687/91	Yes - current EPL 12794	Y	Y
Breen Resources, Kurnell	Yes - DA/269/90	Yes - current EPL 4608	Y	Y
Adderley Recycling (BinGO), Auburn	Yes - DA/1/2014/3	Yes - current EPL 10935	Y	Y
OneSteel, Chipping Norton	Not available	Yes - current EPL 872	Y	Y
Warringah Gravel & Stone, Frenchs Forest*	Not available	Yes - current EPL 4504	Y	Y
KLF Holdings, Camellia	Yes - DA.144.1997	Yes - current EPL 12700	Y	Y
Benedict Recycling, Smeaton Grange	Yes - SSD/7424	Yes - current EPL 21328	Y	Y

8 Construction Worker Transportation Strategy

This sub-plan document can be **in Appendix F**. A detailed summary is provided below:

This Strategy has been developed to minimise the demand for parking in nearby public and residential streets or public parking facilities and the following has been observed:

Contractor Parking:
There will be no parking provided on-site. No on-street parking will be allowed for construction workers. Where possible, workers will be encouraged to utilise public transport in lieu of driving to the site to minimise parking demand and the impact of construction activities on the surrounding streets. The construction site is located approximately 1200m from Bondi Junction Station with access to the train and bus network.

If Contractors have no alternate options other than the use of private vehicles to travel to and from site, then they will be encouraged to carpool. As detailed in the construction traffic management plan, studies have identified that sufficient car parking spaces are available to meet the demand of the maximum workforce.

Workers will also have the option to cycle or walk to site and access to showers and changeroom facilities will be provided on site.

The above will be included in the site induction when on-boarding new workers to ensure everyone is aware of the transportation strategy.

9 Appendix A – Community Communication Strategy

Please refer to Appendix A for the Community Communication Strategy that has been developed by R&S Muller Enterprise Pty Ltd (Muller Enterprise in accordance with SSD-10352 to specifically address Condition E9.

10 Appendix B – Construction Traffic and Pedestrian Management Plan

Please refer to Appendix B for the Construction Traffic and Pedestrian Management Plan that has been developed by The Transport Planning Partnership (TTPP) in accordance with SSD-310352 to specifically address Condition E14.

11 Appendix C – Construction Noise and Vibration Management Plan

The Construction Noise and Vibration Management Plan has been developed by JHA Consulting Engineers in accordance with SSD-10352 Consent Condition E15, E12[c], F15, F18, F19 and F20.

12 Appendix D – Construction Waste Management

The Construction Waste Management Plan has been developed by Aussie Skips in accordance with SSD-10352 Consent Condition E16, E23 and F29 – F33.

13 Appendix E – Construction Soil and Water Management

The Construction Soil and Water Management Plan has been developed by Northrop Civil in accordance with SSD-10352 Consent Condition E17.

14 Appendix F – Construction Worker Transportation Strategy